Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 55 Lisbeth Avenue, Donvale Vic 3111

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single price	e \$800,000							
Median sale price								
Median price	\$1,200,000	Pro	operty Type Vac	ant land	Suburb Donvale			
Period - From	18/04/2023	to	17/04/2024	Source	REIV			

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	5 Hope Av DONVALE 3111	\$1,200,000	09/12/2023
2	72 Roy St DONVALE 3111	\$1,150,000	12/10/2023
3	30 Florence Av DONVALE 3111	\$1,100,000	13/12/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

18/04/2024 15:06



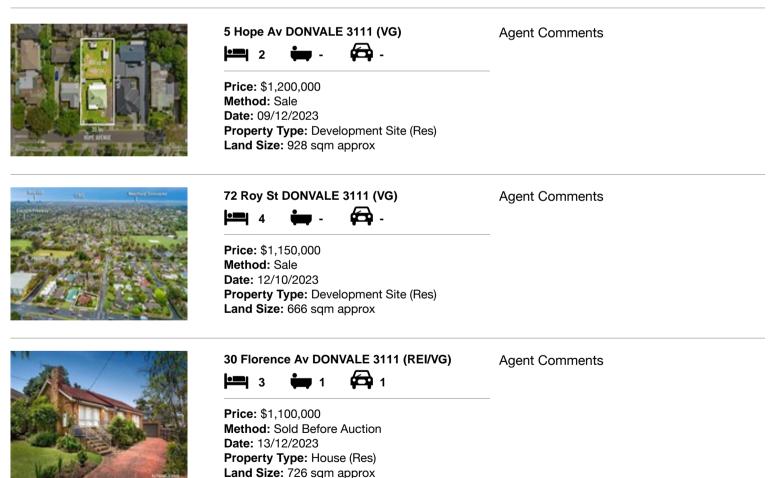






Property Type: Land Size: 721 sqm approx Agent Comments Indicative Selling Price \$800,000 Median Land Price 18/04/2023 - 17/04/2024: \$1,200,000

Comparable Properties



Account - Barry Plant | P: 03 9842 8888



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